

December 10, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**APPROVE AN AGREEMENT BETWEEN  
THE COUNTY OF LOS ANGELES AND  
THE LOS ANGELES COUNTY FAIR ASSOCIATION -  
AMERICANS WITH DISABILITIES ACT CAPITAL IMPROVEMENTS PROJECT  
(FIRST DISTRICT - 3 - VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve the attached Agreement between the County of Los Angeles and the Los Angeles County Fair Association (Association) to permit the Association to implement Americans with Disabilities Act (ADA) capital improvements on the Fairgrounds Property (Fairplex) in the maximum amount of \$2,500,000.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended action will allow the Association to implement ADA capital improvements in the Fairplex.

For many years the Association has conducted an annual County Fair for the benefit of Los Angeles County residents and visitors. The County owns the land and the Association operates the Fairplex through a long-term lease. The facilities have always been maintained by the Association at no cost to the County. In Fiscal Year 2000-01, it was determined that it was appropriate for the County to contribute to the facilities maintenance by making available a grant for badly needed ADA improvements. This was a one-time

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grant and the Agreement needs to be put in place now to allow the funds to be used by the Association for the identified improvements.

Renovation activities will be managed by the Association and will include preparation of plans, specifications and cost estimates for each phase of the project, ensure that all capital improvements are in compliance with the current ADA requirements, obtain all necessary governmental approvals and permits, preparation of any environmental documents, all other applicable local, State and federal regulations, codes and ordinances, and completion of each phase in accordance with the plans and specifications.

### **Implementation of Strategic Plan Goals**

Approval of the project is consistent with the County Strategic Plan Goal of Fiscal Responsibility (Goal No. 4) by investing in public infrastructure.

### **FISCAL IMPACT/FINANCING**

The total project estimated cost for construction and installation of the proposed project renovation is \$2,500,000 and is funded through a grant from the County which was initially included in the FY 2000-01 Budget. Sufficient appropriation is included in the current year Project and Facility Development Fund.

The Association will be responsible for the operation, maintenance and upkeep of the improvements constructed, which shall be owned by the Association consistent with the terms of the operating lease.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The attached Agreement will commence upon approval by the County Board of Supervisors and continue until either the implementation of all ADA improvements or the entire expenditure of the allocated \$2,500,000. The Agreement can only be amended by mutual written consent of both the County and the Association.

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Further, the Agreement delegates to the Chief Administrative Officer or his designee, the authority to issue any and all approvals required by this Agreement and to execute any and all documents related there to.

The County reserves the right, in the County's sole and absolute discretion, to terminate all or any portion of this Agreement for any reason upon giving 10 days written notice to the Association unless a shorter time period is mutually agreeable to both parties.

The Agreement includes the standard Board-directed clauses that give consideration of Greater Avenues for Independence Program participants; plans and specifications shall include the contractor and any subcontractors to notify all employees that they shall be eligible for the Federal Earned Income Credit under the Federal income tax laws; and all other applicable Board-directed clauses.

County Counsel has approved the Agreement.

#### **ENVIRONMENTAL DOCUMENTATION**

Approval of this action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1©), (d), (l), (n) and (x), and Class 2(a) of the County's Environmental Document Reporting Procedures and Guidelines and State CEQA Guidelines Sections 15301 and 15302. Further, based upon the facts known at this time, it is not anticipated that the construction of the capital improvements contemplated by the Agreement will have a significant effect on the environment. However, under the attached Agreement, the Association is obligated to prepare any further environmental documentation that might be necessary to secure any additional governmental approvals and permits.

#### **CONTRACTING PROCESS**

Not Applicable.

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**IMPACT ON CURRENT SERVICES**

Approval of the proposed capital improvements will allow the residents and visitors of the County by allowing full use and access to the facilities at the Fairplex.

**CONCLUSION**

Please return approved copies of this letter to the Chief Administrative Office, Capital Projects Division.

Respectfully submitted,

DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:SNY  
DJT:DKM:mc

Attachment (1)

c: Los Angeles County Fair Association  
County Counsel